



Las Vegas GROWTH WATCH

BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

Centennial Celebration

“Splendid climate and pure water.” Those words, along with the promise of unlimited business opportunities lured thousands on May 15, 1905 to a land auction of Clark’s Las Vegas townsite. In two days, the 110-acres between Stewart Avenue on the north, Garces Avenue on the south, Main Street to the west, and 5th Street to the east were auctioned

off. Those who braved the 110-degree heat in order to purchase lots laid the foundation for the modern Las Vegas Valley.

Las Vegas will reach a landmark in 2005, when it celebrates 100 years as a thriving, unique and prosperous community. The Las Vegas Centennial Committee is a 23-member board that will oversee all aspects of the yearlong celebration. The Committee has recently entered into a promotions agreement with SFX Marketing/ClearChannel Entertainment to seek sponsors for the celebration. Any sponsorship revenue will be split between the city of Las Vegas and ClearChannel: 20% will go to the City to sponsor local events, 20% will go to ClearChannel for securing the sponsorship, the remaining 60% will be used to produce “Celebration Events” for a national and international audience.

Events targeted at the local community are a priority. Local events



We Did It Our Way!

consist of three components, educational events/projects, celebratory events, and legacy projects. These events are designed to increase



Original townsite plot plan for Clark's Las Vegas Townsite (note, Las Vegas was then located within Lincoln County).

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Fall 2003

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awareness of the history of Las Vegas and foster community involvement with the Centennial.

One local event, popular among Board members, is the return of Helldorado to downtown Las Vegas. Complete with parades and exhibitions, the event will introduce new residents to what historically was the

premiere event in Las Vegas.

Although still some time off, preparations are underway to ensure Las Vegas' 100th birthday reflects the remarkable aspects of the city it celebrates - a world-class destination spot, a prosperous business environment, a culturally diverse community and, of course, a splendid climate.



Auctioneers from May 1905 land sale.

SMARTER GROWTH

Kyle Canyon GATEWAY OPEN HOUSE RESULTS

On August 27th, the city of Las Vegas Comprehensive Planning Division hosted an informational open house to kick off the Kyle Canyon Gateway Master Plan project. An important element of the open house was gathering input from the public regarding the development of the 1,600 acres at US 95 and Kyle Canyon Road.



The displays and maps at the open house generated many discussions necessary to begin the planning process.

During the event city staff distributed questionnaires to attendees. Of the 119 people in attendance, 29 individuals, or 25%, completed a questionnaire. The first section of the questionnaire asked



The Kyle Canyon Gateway Open House was hosted by Strategic Solutions, with several guest organizations present for the public to meet with.

attendees to assess the importance of certain planning principles in relation to the Kyle Canyon Gateway area. The public feels most strongly about open space, recreation and trails, buildings that conserve energy, and water-saving landscape design.

All four of these principles were rated as very important by roughly 80% of the respondents. Conversely, respondents marked as not important providing higher education and technology facilities in the area (41%) and being able to walk to schools and shops (43%).

Other principles reflected a wide range of opinions. The principle of living near work, had nearly as many respondents mark very important (32%) as marked not important (36%). Community-wide access to digital communication connections drew the most evenly split response: 33% marked it as very important, 22% as important, 19% as somewhat important, and 26% as not important.

In the second part of the questionnaire, respondents were able to answer in their own words several open-ended questions such as, "How would you describe the community image and character you would like to see for Kyle Canyon Gateway?" and "Do you have any issues or concerns about the Kyle Canyon Gateway Plan?" The respondents overwhelmingly voiced a desire for trails in this area.

Half of the respondents specifically mentioned trails, and 40% mentioned they would like to see open space preserved and parks to be developed. Roughly 30% expressed their desire for a community or recreation facility with several requesting a swimming pool.

Traffic and congestion, water conservation and the character of housing emerged as top concerns. Many respondents do not want to see what they perceive as typical subdivisions with too many homes that all look the same and are too close together.

As the master planning process for the Kyle Canyon Gateway progresses, the input provided at the open house will play an important part in guiding the direction of the plan, and ultimately in the development of a community that adds value and quality of life to residents in the northwest Las Vegas Valley.

For information about the project, please call Comprehensive Planning at (702) 229-6022.

www.lasvegasnevada.gov

THE LAS VEGAS DEVELOPMENT REPORT

A great new tool is now available to the public that will provide a means to monitor the growth and development of the city of Las Vegas in a quarterly report.

The Las Vegas Development Report is divided into four sections: Land

Sales; Planned Projects; Permitted Projects; and Completed Projects. Each section provides maps and charts breaking down location, size, and dollar valuation. The Land Sales section shows where in the valley land is being bought as well as the size and price per acre. Planned Projects provides information about city of Las Vegas projects that are currently being reviewed. The projects are broken down into commercial, residential, and public categories. Permitted Projects depicts what projects are currently under construction, broken down by ward. Completed Projects has information

about projects that are now completed and open for business.

In the second quarter of 2003, land sales exploded in the southwest corner of the Las Vegas Valley. The permitted projects showed an investment in the city of Las Vegas totaling \$332,395,280. Ward 6 has 14 new single-family projects and 11 new commercial projects planned. A total of 3,448 projects are completed in the city of Las Vegas, with Wards 2, 4 and 6 having over 700 each.

If you are interested in keeping tabs on our valley's growth and development, the Las Vegas Development Report is an excellent tool. The report is available at the front counter of the Development Services Center, 731 S. Fourth Street, and is provided in hard copy or CD. For more information, call (702) 229-6301.

Land Sales

2nd Quarter 2003

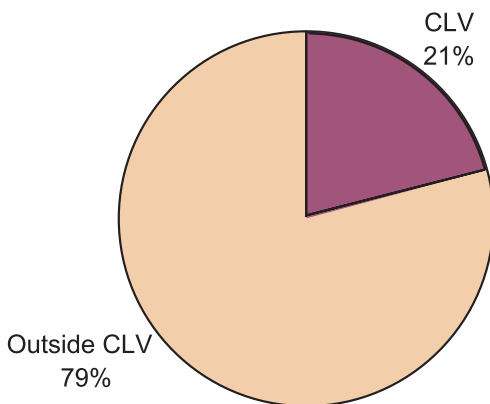
WARD	SALES	TOTAL ACRES	TOTAL SALES
1	3	4.3	\$2,846,500.00
2	4	39.7	\$13,719,887.00
4	5	20.3	\$11,712,317.00
5	2	6.6	\$1,730,988.00
6	37	314.9	\$198,746,919.00
Outside CLV	357	1842.5	\$868,804,513.00
Grand Total	408	2228.3	\$1,097,561,124.00

Source: Homebuilders Research, "Hotshots" Newsletter

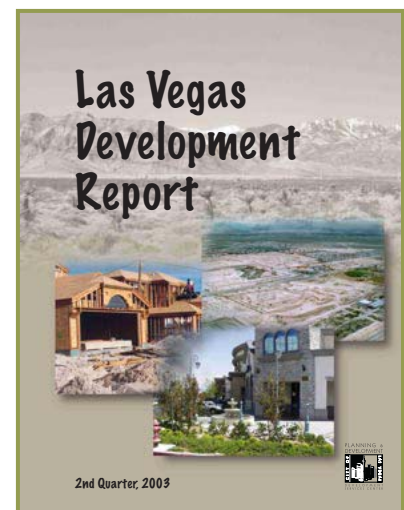
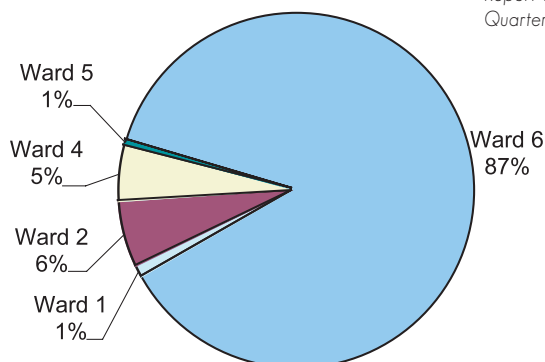
For more information contact Dennis Smith, Homebuilders Research (702) 645-4200.

The graphs and tables illustrated are examples of the current data featured in the Las Vegas Development Report.

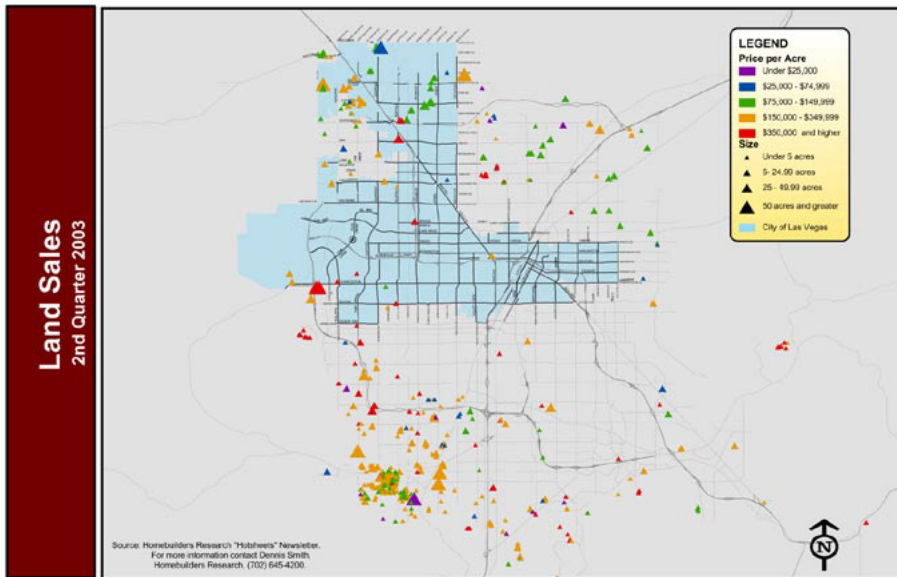
Land Sales in Clark County
by Total Sales Dollars



Land Sales by Ward
by Total Sales Dollars



The 2nd Quarter of the Las Vegas Development Report is currently available, with the 3rd Quarter expected to be out shortly.



Las Vegas Development Report includes maps, such as the Land Sales shown here.

CITY OF LAS VEGAS DEBUTS NEW USER-FRIENDLY WEBSITE ADDRESS

The city of Las Vegas has changed to a new, more user-friendly website address, www.lasvegasnevada.gov.

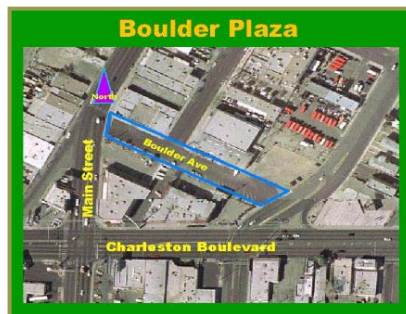
In an aim to make the city's website more accessible, the city chose an address that would be easier for citizens to remember and type. In addition, having a managed domain name that ends with .gov assures the city's residents that they are accessing an official government site. Eligibility for .gov domain usage is limited to qualified government organizations and programs.

The old address, www.ci.las-vegas.nv.us, will still be available to users who have it bookmarked in their browsers. But residents should now replace the old addresses with www.lasvegasnevada.gov.

PLANNER'S PERSPECTIVE

SNPLMA PROJECT UPDATE

The Southern Nevada Public Lands Management Act (SNPLMA) of 1998 was enacted to denote that the proceeds from the sale of land owned by the Bureau of Land Management (BLM), a bureau of the Federal Department of the Interior, are to be placed in a special account. Out of this account, 85% of the funds are to be expended "for the development of parks, trails, and natural areas in Clark County" and for other purposes identified in the Act. Approximately 20% of the funds have been spent exclusively on parks, trails and natural areas; however, this amount is expected to increase to as much as 40% in the future.



The Boulder Plaza Park, an existing under-utilized public right-of-way in the Arts District, is planned to become a public park and sculpture garden.

In May of 2000, BLM officials established an Implementation Agreement that outlined the procedures for nominating projects eligible for funding with the proceeds from the special account. These procedures require that the City submit a list of it's projects for funding.

Since 1998, the Secretary of the Department of the Interior has approved three rounds of funding. A fourth round has not yet been approved. Through the three rounds,

\$50,893,018 has been set aside for approved park, trail, and natural area projects in the Valley. Of this amount, \$25,872,000 has been set aside for the City's projects, with an additional \$1,240,000 programmed through Round 3. After the spring BLM land sales, the budgeted amount available for Round 4 and proposed Round 5 projects is projected to be as much as \$533 million. This is a substantially larger amount than has been realized in land sales through the first three rounds.

Staffs of various departments worked to prepare a recommended list of projects for Round 5 funding, and the list has since been approved by the City Council. The list of projects presented below is based on the current availability of land for the projects and on the opportunity to develop the projects in the immediate future. Funding that becomes

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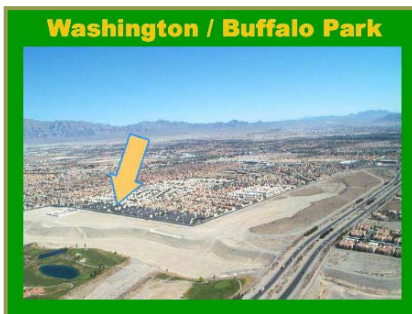
Growth Watch Fall 2003

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available to the City for the projects selected will be programmed for construction / development within the next two to three years.

The projects presented below, totaling \$172.235 million, are for the construction of approximately 10 miles of trails and 425 acres of parks and open space. Although many of the parks are located in undeveloped areas, 50 acres are proposed in developed sections of the community where there is a need for parks and open space. Most of the park projects are those that are programmed in the five-year capital improvements program that would require the derivation of funds from other sources if not for the SNPLMA funds.

Round 5 List of Projects



The Washington/Buffalo Park project will be the 45-acre second phase of a 145-acre regional park in the west central part of the city.

Multi-Use Transportation Trails - \$9.6 million: This project will contribute toward the provision of 90 miles of multi-use transportation trails and trailheads throughout the city and allow non-motorized access to the regional trails system developing throughout the Valley.

Urban Parks - \$35 million: This project will provide for the development of up to 50 acres of parks and open space in mature, devel-



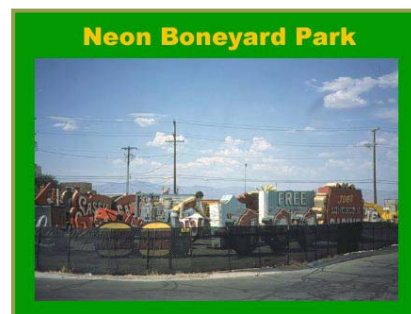
Location of the proposed Cultural Corridor Trail which is intended to link up many of the Downtown North sites.

oped neighborhoods considered the core urban area of the Las Vegas Valley.

Cultural Corridor Trails - \$2 million: This project will establish a multi-use trail connection between the Downtown area and the Cultural Corridor in the Downtown North area and interconnect the many cultural facilities within the Cultural Corridor.

Centennial Hills Park - \$36.2 million: This project will be the 50-acre second phase of Centennial Hills Park, a 95-acre regional park at Buffalo Drive and Elkhorn Road. The focus of the development will be a recreation center and outdoor amphitheatre.

Neon Boneyard Park - \$4.5 million: The Neon Boneyard Park will be a public park and museum that will preserve and display historic neon signs in the Downtown North area. The Neon Museum will occupy a part of the 2.53-acre park.



The Neon Boneyard will become the future site for the display of historic signs.

Washington Buffalo Park - \$14,625,000: This project will be the 45-acre second phase of a 145-acre regional park in the west central part of the city. A wide range of parks and recreational facilities will be included in the park.

Boulder Plaza Park - \$1.4 million: This project will be developed within Boulder Avenue, an existing under-utilized public right-of-way in the Arts District, to create a public park and sculpture garden.

Alexander Hualapai Park - \$16,410,000: This project will be an 88-acre regional park located at the base of Lone Mountain and occupy a portion of a regional flood control basin. Nine ball fields will be the focus of this park.

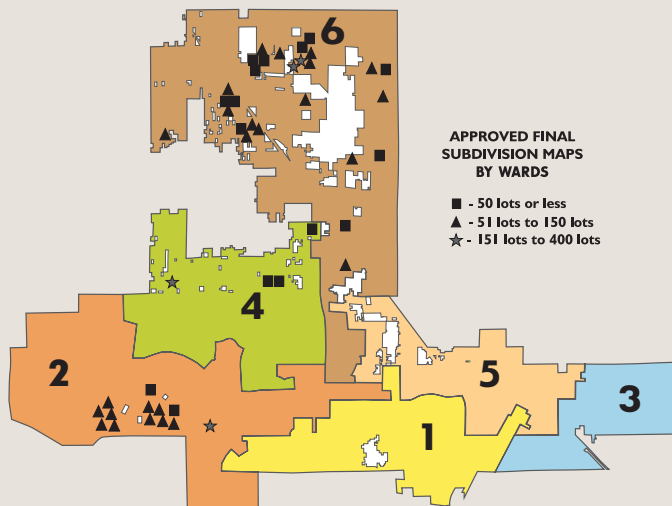
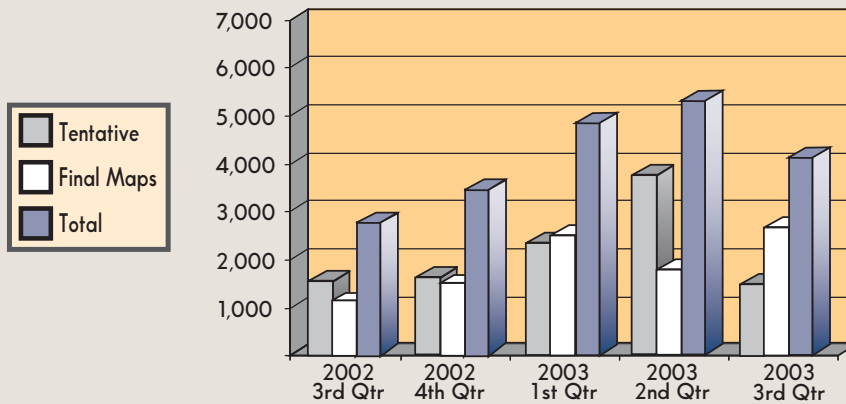
Vocational High School Sports Complex - \$9 million: This project will be a 33-acre regional park adjacent to Vocational High School in the northwest part of the Valley. The focus of this park will be the establishment of eight ball fields.

Nature Area Preserve - \$25 million: This project is to acquire up to 150 acres of land to the north and west of Floyd Lamb State Park. The land has a number of deep canyons, other interesting geomorphologic features, and prehistoric fossils.

Mountain Ridge Park Phase IV - \$1.5 million: This project is the last addition to the existing 12-acre park. To be included in the remaining five acres, are a variety of parks and recreational facilities, including fully programmable fields for athletic league play.

Las Vegas Springs Preserve - \$17 million: This project is for further development of the Las Vegas Springs Preserve. For part of the project, the City and Preserve are partnering to establish a monument for the Las Vegas Centennial Celebration in 2005.

Approved Subdivision Lots



Approved Subdivision Lots

	Tentative Maps	Final Maps	Total
3rd Qtr-2002	1,624	1,092	2,716
4th Qtr-2002	1,644	1,585	3,229
1st Qtr-2003	2,328	2,378	4,706
2nd Qtr-2003	3,596	1,431	5,027
3rd Qtr-2003	1,143	2,823	3,966
% Chg Last Qtr.	-68.2	97.3	-21.1
% Chg Last Year	-29.6	158.5	46.0

Leading Economic Indicators For Clark County

"The index, up again this month, now is decidedly higher than in the months after September 11, 2001 and in the months leading up to the Iraqi War. Nine of the ten indicators contributed positively to the index. Overall, the economy shows a more pronounced tendency toward expansion in the months ahead."

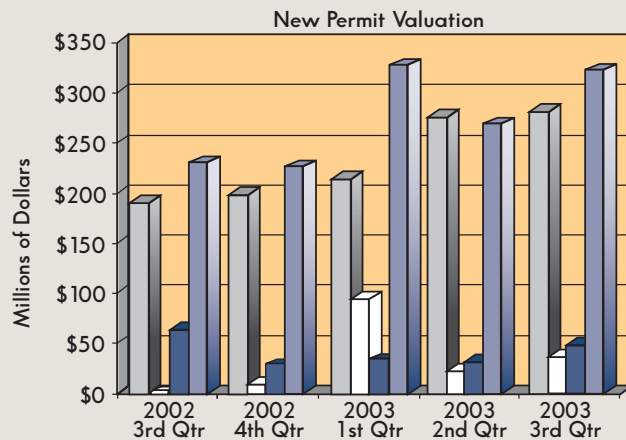
Source: UNLV Center for Business and Economic Research

Leading Economic Indicators

CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Jul-03	# Permitted	3,817	13.26%	65.17%	0.029%
Valuation	Jul-03	Dollars	\$361,638,047	0.29%	56.04%	0.044%
COMMERCIAL BUILDING						
Permits	Jul-03	# Permitted	107	21.59%	25.88%	0.017%
Valuation	Jul-03	Dollars	\$43,261,470	-36.93%	-31.73%	0.029%
TAXABLE SALES	Jul-03	Dollars	\$2,129,568,100	-3.83%	10.64%	0.196%
McCARRAN AIRPORT	Jul-03	Passengers	3,247,162	5.32%	6.42%	0.223%
GALLONS OF GASOLINE	Jul-03	Thousands of Gallons	61,293,285	6.64%	6.61%	0.074%
GROSS GAMING						
Revenue	Jul-03	Dollars	\$655,901,176	-0.07%	4.54%	-0.251%
CONVENTIONS						
Visitors	Jul-03	People	3,122,593	6.09%	4.49%	0.082%
Attendance	Jul-03	People	264,738	-40.66%	69.96%	0.020%
OVERALL CHANGE *	Sep-03		129.34	0.46%	1.19%	0.46%

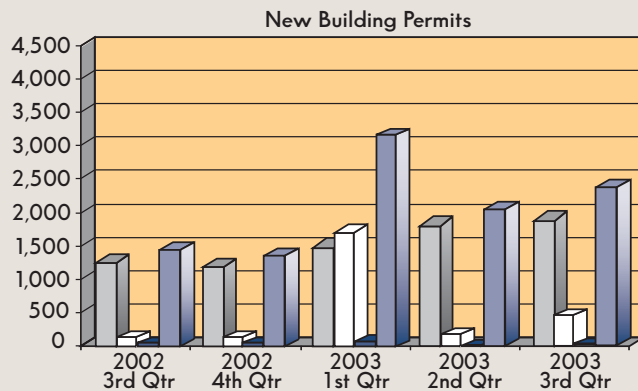
* The index is a six month forecast (January 2004) from the month of the data (July 2003) and four months from the month of the series (September 2003).

** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

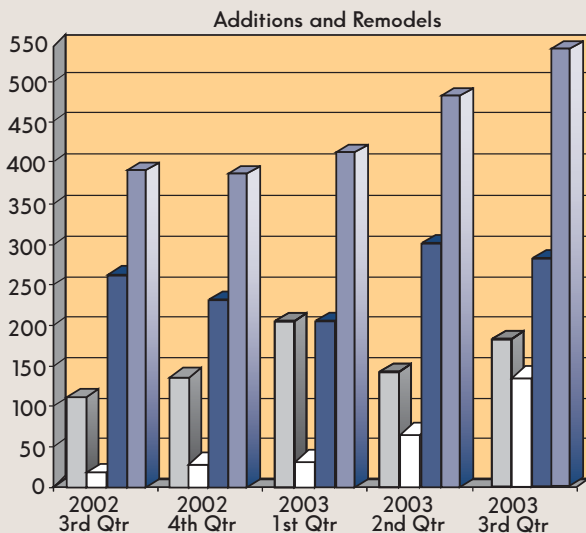


New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2002	\$180,493,027	\$7,778,714	\$62,223,286	\$245,495,027
4th Qtr - 2002	\$190,524,624	\$7,811,524	\$29,172,987	\$227,509,135
1st Qtr - 2003	\$213,177,952	\$77,323,182	\$34,688,164	\$325,189,298
2nd Qtr - 2003	\$228,333,257	\$9,432,137	\$23,764,579	\$261,529,973
3rd Qtr - 2003	\$252,425,655	\$27,542,123	\$42,001,671	\$321,969,449
% Chg Last Qtr.	10.6	192.0	76.7	23.1
% Chg Last Year	39.9	891.2	-32.5	31.2

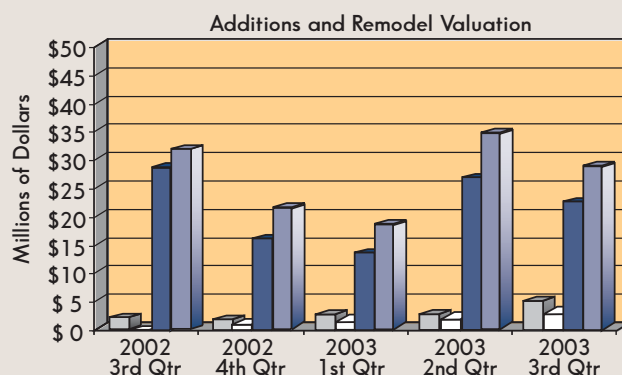
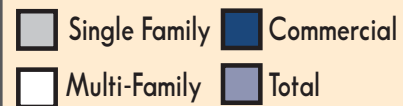
Source: City of Las Vegas (including subdivision information)



New Building Permits				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr-2002	1,371	86	42	1,499
4th Qtr-2002	1,196	85	42	1,323
1st Qtr -2003	1,468	1,531	52	3,051
2nd Qtr -2003	1,730	135	35	1,900
3rd Qtr -2003	1,864	394	37	2,295
% Chg Last Qtr.	7.7	191.9	5.7	20.8
% Chg Last Year	36.0	358.1	-11.9	53.1



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2002	114	18	260	392
4th Qtr - 2002	128	24	218	370
1st Qtr - 2003	195	32	195	422
2nd Qtr - 2003	134	54	280	468
3rd Qtr - 2003	174	134	228	536
% Chg Last Qtr.	29.9	148.1	-18.6	14.5
% Chg Last Year	52.6	644.4	-12.3	36.7



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2002	\$1,904,380	\$7,000	\$28,716,672	\$30,628,052
4th Qtr - 2002	\$1,453,320	\$461,592	\$19,309,533	\$21,224,445
1st Qtr - 2003	\$2,042,803	\$615,456	\$14,390,828	\$17,049,087
2nd Qtr - 2003	\$2,062,964	\$634,734	\$30,837,197	\$33,534,895
3rd Qtr - 2003	\$4,285,043	\$2,075,271	\$21,584,589	\$27,944,903
% Chg Last Qtr.	107.7	227.0	-30.0	-16.7
% Chg Last Year	125.0	29546.7	-24.8	-8.8

2002 GRANT CYCLE FOR HISTORIC PRESERVATION PROJECTS

The 2002 grant cycle is over and another year of historic preservation projects has ended with several exciting new developments. The entire Biltmore Homes housing tract and two phases of the Mayfair Homes housing tract have been surveyed as part of a continuing endeavor to document the rich history of Las Vegas' World War II and post World War II housing tracts. Because Las Vegas was declared a



A Biltmore home, which typifies the "Minimal House" design, according to FHA regulations, meant to encourage cost reduction by mass-producing standardized housing components and minimizing labor.

"defense city" in World War II, special funding opportunities and priority status on materials and land was received to complete housing tracts which were built to specific standards using the most up-to-date information on mass-production and streamlined construction techniques, usable compact space configurations, neighborhood planning design, and architectural style. This type of housing was the hallmark of the era and is represented in many neighborhoods in Las Vegas.

Another survey that was completed focused on the McWilliams Townsite, H.F.M. & M. and Valley View tracts, bounded by Bonanza Road and Van Buren Avenue, and B St. and H St. in West Las Vegas. Many feel that this preliminary survey has only scratched the surface of the valuable historic contribution of this area where the first streets of Las Vegas were laid. This survey will be a part of the historic preservation component of the West Las Vegas Plan, helping to identify the most valuable heritage resources.

Also completed is the nomination of the 1936 Bonanza Underpass, to the National Register of Historic Places. When completed, the underpass represented the symbolic "opening up"



The Bonanza Railroad Underpass served as a symbolic gateway to West Las Vegas. Bonanza Road was part of the Tonopah-Reno highway, and the major link between the business center of Las Vegas and West Las Vegas, the "Original Las Vegas Townsite."

of West Las Vegas after 31 years of being physically separated from the east side of Las Vegas by the Union Pacific railroad tracks. Since 1905 when Senator Clark's San Pedro, Los Angeles and Salt Lake Railroads laid out Clark's Las Vegas Townsite, relations between the two communities had been hindered by dangerous crossings over the railroad tracks, delaying water and sewer services, electric lighting and commercial trade. The construction of the underpass was the first significant civic attempt to ease the straining relationship between the two communities, as well as a means to facilitate infrastructure improvement in West Las Vegas.



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For additional copies of Growth Watch visit us at:
www.lasvegasnevada.gov/comprehensive_planning.htm

Growth Watch Shifts to Electronic Distribution

- The city of Las Vegas is always looking for ways to cut costs.
- To reduce our spending without compromising the quality of information we provide to our readers, Growth Watch is now being produced and forwarded to you electronically.

For more information on Historical Preservation, please contact Courtney Mooney at (702) 229-5260.